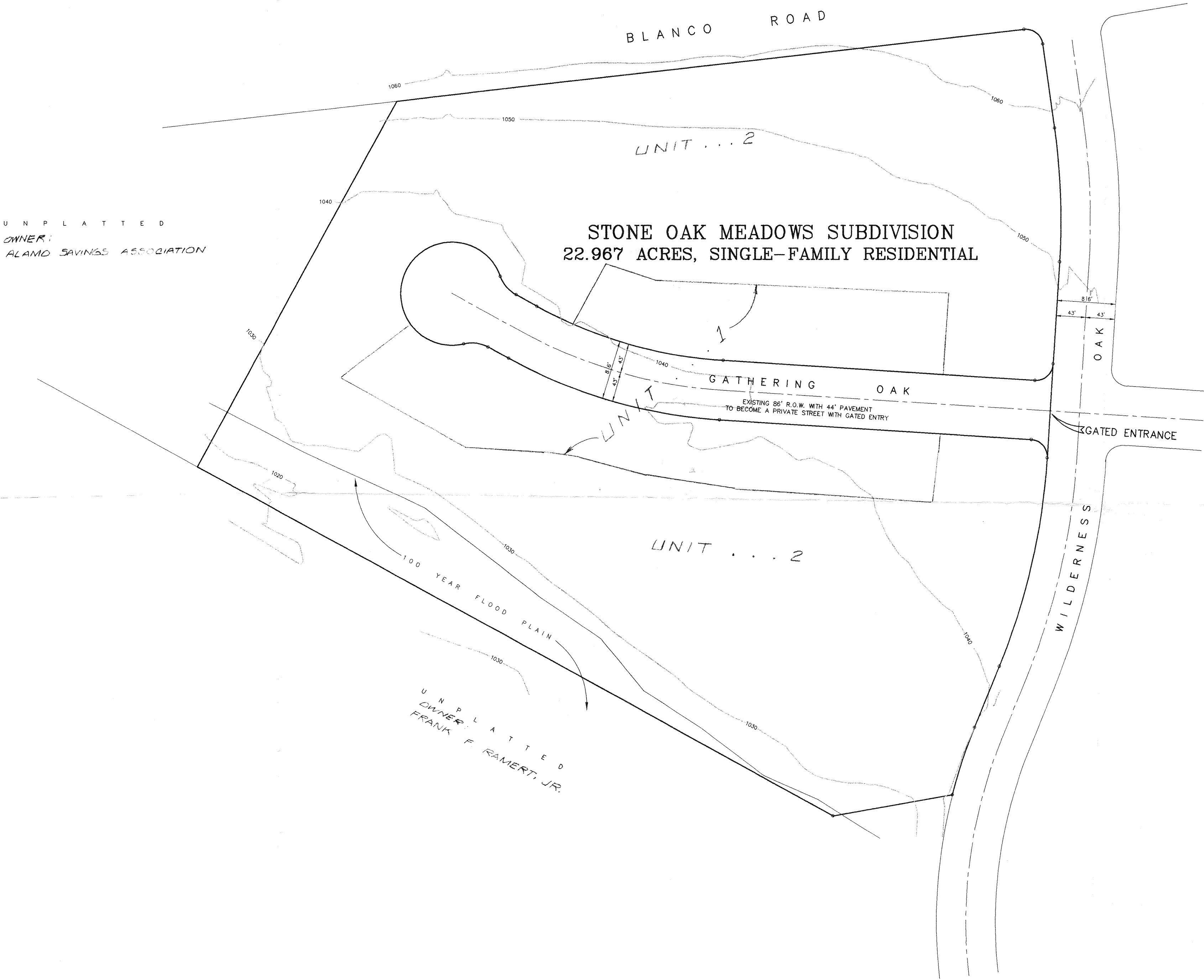


LOCATION MAP

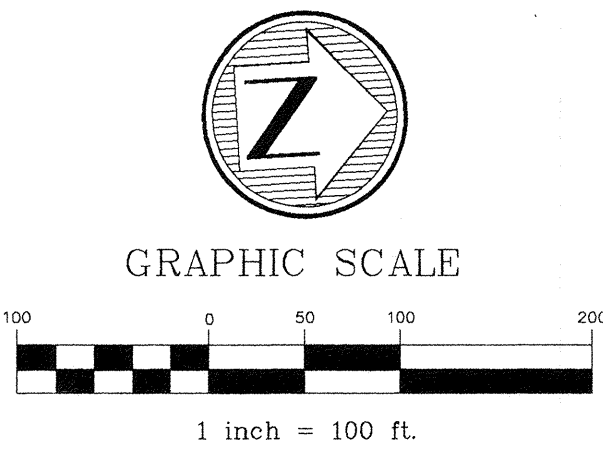


UNPLATTED
OWNER:
ALAMO SAVINGS ASSOCIATION

UNPLATTED
OWNER:
FRANK F. RAMERT, JR.

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.



DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
8100 BROADWAY, SUITE 200
SAN ANTONIO, TEXAS 78209
PHONE: (210) 824-7804

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE

Date: April 12, 1996
File # 500
Signed: [Signature]

RECEIVED
96 APR -5 AM 11:11
CITY OF SAN ANTONIO
PLANNING DIVISION



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 46156.00
FILE: _____
DATE: 3/20/96
DESIGN: _____
DRAWN: L.R.
CHECKED: _____
SHEET 1 OF 1

P.O.A.D.P.

for

STONE OAK MEADOWS SUBDIVISION

REPLAT & SUBDIVISION PLAT
ESTABLISHING

STONE OAK MEADOWS SUBDIVISION UNIT 1

BEING A REPLAT OF A PORTION OF STREET R.O.W. (GATHERING OAK (2.062 AC.) AND A SUBDIVISION PLAT OF 4.693 ACRES OF LAND OUT OF THE SEINEGAS IRR. & A.C. CO. SURVEY NO. 13, ABSTRACT NO. 725, C.B. 4832, THE L.C. GROTHAUS SURVEY NO. 10, ABSTRACT NO. 931, C.B. 4940 & THE AUGUST REUSS SURVEY NO. 920, ABSTRACT NO. 888, C.B. 4941, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 6.755 ACRES OF LAND.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 22 DAY OF JULY, A.D., 1996.

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THE PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.

SWORN TO & SUBSCRIBED BEFORE ME THIS 22 DAY OF JULY, A.D., 1996.

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO & SUBSCRIBED BEFORE ME THIS 22 DAY OF JULY, A.D., 1996.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
ARTHUR LEE WRIGHT
Notary Public, State of Texas
My Comm. Exp. 12/31/97

- NOTES AND LEGEND
- 1) THE CITY OF SAN ANTONIO AS A PART OF THE PUBLIC SERVICE BOARD IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - 2) ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
 - 3) BUILDING SETBACK LINE
 - 4) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - 5) ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - 6) TELEPHONE & CABLE TELEVISION EASEMENT ----- T.T.V.E.
 - 7) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
 - 8) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

"A PLANNED UNIT DEVELOPMENT"
STONE OAK MEADOWS SUBDIVISION UNIT 1
THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 1996
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____
CHAIRMAN

BY: _____
SECRETARY

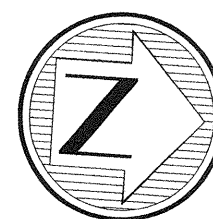
STATE OF TEXAS)
COUNTY OF BEXAR)

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D., AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D., AT _____ M., IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____

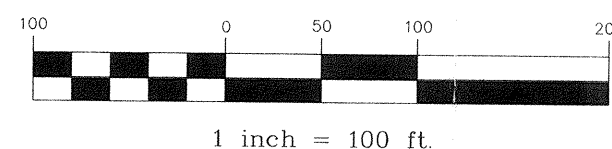
ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D., _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

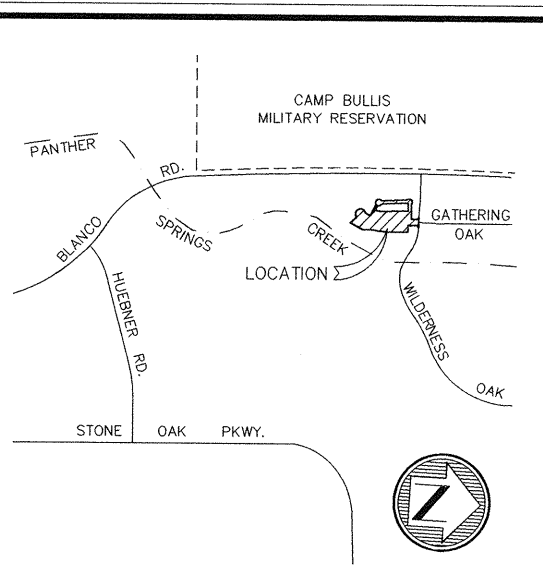
BY: _____, DEPUTY



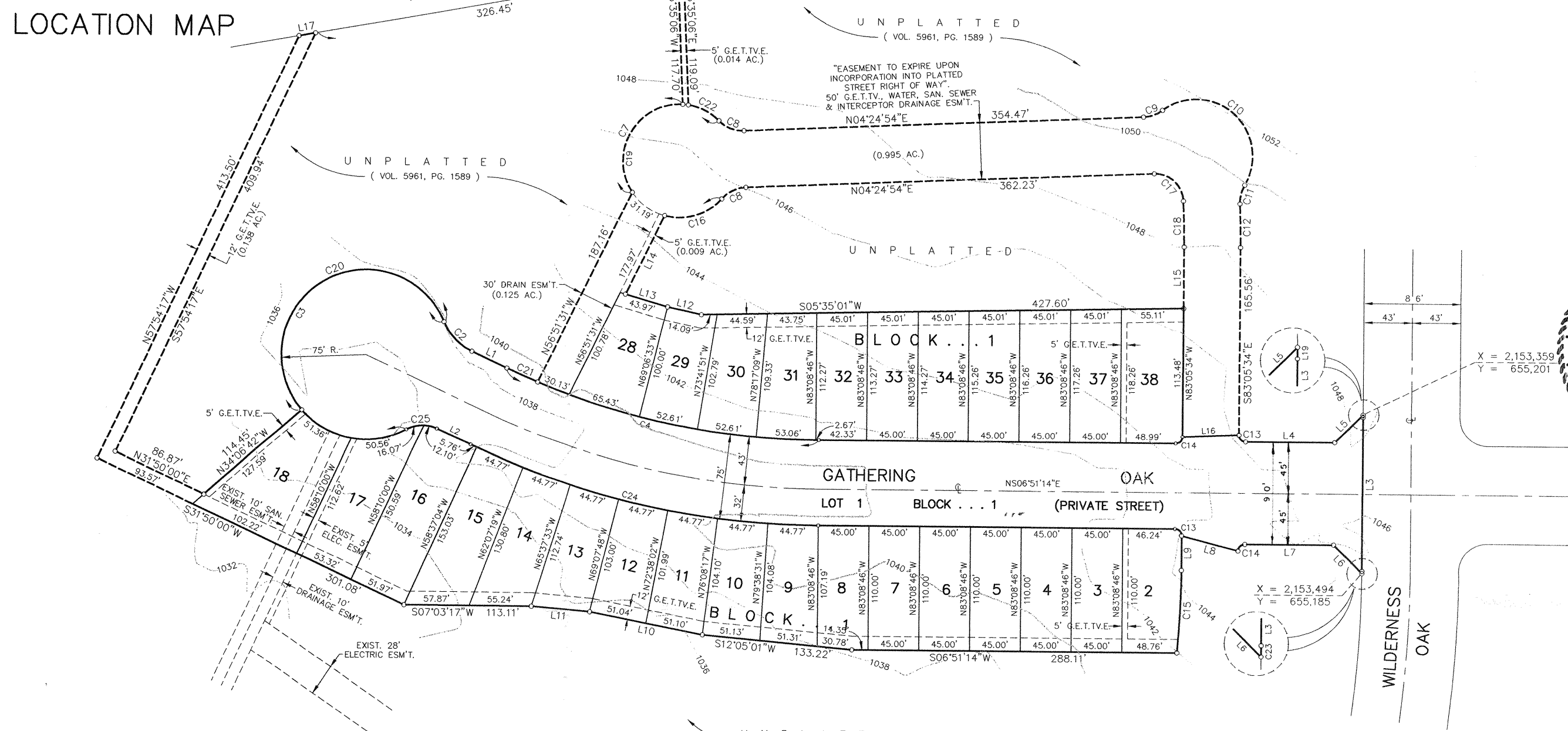
GRAPHIC SCALE



LOCATION MAP



BLANCO ROAD (F.M. 2696)
(R.O.W. VARIES ~ 120' MIN.)



CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	743.00'	323.93'	164.58'	321.37'	24°58'46"
C2	50.00'	36.59'	19.16'	35.78'	41°55'36"
C3	75.00'	345.38'	—	111.60'	263°51'12"
C4	657.00'	286.43'	145.53'	284.17'	24°58'46"
C5	25.00'	38.25'	24.98'	35.34'	89°56'48"
C6	25.00'	39.27'	25.00'	35.36'	90°00'28"
C7	50.00'	110.46'	99.36'	89.33'	126°34'23"
C8	30.00'	24.38'	12.91'	23.72'	46°34'03"
C9	30.00'	18.15'	9.36'	17.87'	34°39'21"
C10	50.00'	137.35'	250.16'	98.06'	157°23'59"
C11	30.00'	17.20'	8.84'	16.96'	32°50'47"
C12	847.10'	38.44'	19.23'	38.44'	02°36'01"
C13	6.00'	9.43'	6.01'	8.49'	90°03'12"
C14	6.00'	9.42'	5.99'	8.48'	89°56'48"
C15	797.00'	73.49'	36.77'	73.47'	05°17'00"
C16	50.00'	55.64'	31.10'	52.81'	63°45'25"
C17	25.00'	39.08'	24.82'	35.22'	89°34'31"
C18	797.10'	40.58'	20.30'	40.58'	02°58'01"
C19	50.00'	238.36'	—	68.75'	273°08'06"
C20	75.00'	259.01'	—	148.18'	197°52'18"
C21	657.00'	29.92'	14.96'	29.92'	02°36'34"
C22	50.00'	30.96'	15.99'	30.47'	35°28'37"
C23	957.00'	2.00'	1.00'	2.00'	00°07'11"
C24	732.00'	319.13'	162.14'	316.61'	24°58'46"
C25	30.00'	28.17'	15.22'	27.15'	53°48'53"
C26	75.00'	360.93'	—	100.63'	275°44'10"

NOTE:

ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.

LOT 1, BLOCK 1 INCLUDES ALL PRIVATE STREETS (1.915 AC.)

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

AREA BEING REPLATTED

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS THE BUSINESS PARK AT STONE OAK UNIT 1 RECORDED IN VOLUME 9518, PAGES 1-6, BEXAR COUNTY DEED & PLAT RECORDS.

NOTES:

- 1) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT, W.F. CASTELLA & ASSOC., INC., ASSUMES NO LIABILITY FOR ITS ACCURACY.
- 2) MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF W.F. CASTELLA & ASSOCIATES, INC.
- 3) "SITE CLEARANCE EASEMENT" (DEFINED AS THE AREA BETWEEN THE B.S.L. AND THE STREET RIGHT-OF-WAY LINE) NO LANDSCAPE, SHRUBS OR PERMANENT STRUCTURES ABOVE 6' IN HEIGHT, INCLUDING FENCES, SHALL BE CONSTRUCTED WITHIN THE "SITE CLEARANCE EASEMENT."
- 4) ALL EXISTING EASEMENTS RECORDED IN VOLUME 9518, PAGES 1-6, BEXAR COUNTY DEED & PLAT RECORDS.

LINE	DIRECTION	DISTANCE
L1	N31°50'00"E	34.44'
L2	N31°50'00"E	33.22'
L3	S83°08'11"E	135.98'
L4	N06°51'14"E	78.91'
L5	N38°08'38"W	35.36'
L6	S51°32'56"W	35.55'
L7	S06°51'14"W	78.71'
L8	S21°25'10"W	51.65'
L9	S83°05'34"E	30.61'
L10	S17°59'03"W	102.14'
L11	S11°53'06"W	52.27'
L12	S19°18'33"W	30.75'
L13	S23°09'11"W	38.89'
L14	N56°51'31"W	77.07'
L15	S83°05'34"E	64.14'
L16	N04°33'02"E	50.04'
L17	N03°11'45"W	14.70'
L18	N03°11'45"W	5.04'
L19	S83°05'34"E	2.02'



W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

DRAWN BY: A.R.
JOB ORDER NO. 46156.00

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: 3/20/96

Name of POADP: STONE OAK MEADOWS

Owner/Agent: GORDON V. HARTMAN Phone: 824 7804

Address: 8100 BROADWAY ST 200 Zip code: 78209

Engineer/Surveyor: W.F. CASTELLA & ASSOC. Phone: 734 5351

Address: 1039 W. HILDEBRAND Zip code: 78201

Existing zoning: NA Proposed zoning: NA

Texas State Plane Coordinates: X 2153 379 Y 655 233
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits Yes ☐ No ☒
Edwards Aquifer Recharge Zone? Yes ☒ No ☐

Land Area Being Platted:

	<u>Lots</u>	<u>Acres</u>
Single-Family (SF)	<u>98</u>	<u>14.359</u>
Non-Single Family (NSF)	<u>3 (PRIVATE STREETS)</u>	<u>3.94</u>
Commercial & other <u>OPEN SPACE</u>	<u>-</u>	<u>4.671</u>
TOTAL =	<u>101</u>	<u>22.97</u>

Print Name: LEE WRIGHT Signature: *Lee Wright*

Date: 3/20/96 Tel: 734 5351 Fax: 734 5363

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

* Note: This application must be completed fully, and typed or printed legibly, for acceptance.



CITY OF SAN ANTONIO

April 12, 1996

Mr. Lee Wright
W. F. Castella & Associates
1039 W. Hildebrand
San Antonio, TX 78201

Re: Stone Oak Meadow

POADP # 500

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed your Stone Oak Meadow Subdivision Preliminary Overall Area Development Plan #500. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
2. A Gate Study be submitted to Amer Gilani, in Public Works.
3. This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Pasley".

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Mindy Litman Date March 26
FROM: Elizabeth A. Carol; Department of Planning
ITEM NAME: Stone Oak meadows FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☒ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Telephone # _____

Comments: Drainage to be address during
the platting process.

A Flood Plain study will be required
during the platting process.

Mendi Ltn Ass't. Drainage Eng. 3-28-96
Signature Title Date



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351

Date: AUG 05 96

To: PLANNING

Project No. 46156.00 T/LC: _____

Re: STONE OAKS MEADOWS
UNIT 1

ELIZABETH

WE ARE SENDING YOU ☐ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
<u>6</u>	<u>1</u>	<u>P.O.D.D.P.</u>

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19__ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

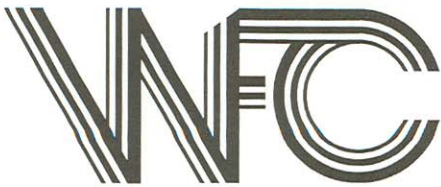
COPY TO: _____

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us at once.

SIGNED: Patricia



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351

Date: 3/21/96

To: Planning
Elizabeth

Project No. 46156.00 T/LC: 30
Re: Stone Oak
Meadows
P.O.A.D.P.

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
<u>6</u>	<u>1.24x36</u>	<u>Print</u>

RECEIVED
96 MAR 21 PM 4:13
OFFICE OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- ☒ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19__ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO: _____

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us at once.

SIGNED: [Signature]



ELIZABETH CAROL

Stone Oak Meadows

22.9 acres

w/ 98 residential lots

3 NSF lots

OSCL

@ wilderness oaks & Blanco
just E. Camp Bullis

100 Year Flood Plain.